

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02805/LBC	Alterations to existing lean-to extension to include external cladding and insertion of door following removal of existing window, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as a variation of listed building consent 23/00559/LBC granted 13.12.2023 and as amended by drawing nos. 24 BIBB SP6a, 24 BIBB P01f and 24 BIBB E01d received on 1 April 2025) (Development has commenced).	Bibbsworth Hall Farm Bibbs Hall Lane Kimpton Hitchin Hertfordshire SG4 8EN

Submitted Plan Nos

22 BIBB SL01 22 BIBB SU1 GCS-KDG-1433-2 GCS-KDG-1433-2. GCS-KDG-1433-3 24 BIBB E01D 24 BIBB SP6A 24 BIBB P01F

HE1	Designated heritage assets
SECN16	Conserve + enhance historic environment
SP13	Historic environment

2.0 **Relevant Site History**

- 2.1 23/00559/LBC - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration and internal alterations (as amended by plans received 14/07/23 and 22/08/23) – Approved 13/12/23.
- 2.2 23/00558/FPH - Single storey rear lean to extension following demolition of existing extension, single storey rear glass garden room, Insertion of rear dormer window, replacement and additional rooflights to rear roofslope. Alterations to fenestration (as amended by plans received 14/07/23 and 22/08/23) - Approved 13/12/23.
- 2.3 22/02290/LBC - Underpin south-west corner and install helical bars followed by repointing. Re-roofing works including re-battening and installation of TLX Gold breathable roof insulation coupled with 50mm mineral wool between rafters – Approved 14/11/22.

3.0 **Representations**

- 3.1 **Parish Council** – No comments.
- 3.2 **Conservation Officer** – It is considered that the proposal will not harm the special character of Bibbsworth Hall Farm, thereby, satisfying the provisions of Sections 16(2) (LBC only) and 66(1) (FPH only) of the Planning (LB & CA) Act 1990 and will accord with Section 16 of the Framework or Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031. The proposal is **UNOBJECTIONABLE** in heritage terms.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a 2 storey detached farmhouse dwelling with a pitched roof that is Grade II listed. The site is in rural agricultural countryside. A new residential development, and two dwellings, are to the west. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 A single storey rear extension with a mono-pitched roof to replace an existing projection, a single storey rear extension with a flat roof, a rear dormer with a pitched roof, new and replacement openings, and internal alterations.
- 4.2.2 This application seeks to vary the plans approved under 23/00559/LBC by revising the design of the rear extension including a lower height, amended doors to the south kitchen wall, and two replacement rear dormers. It's noted that the proposed works have been completed.
- 4.2.3 The application was accompanied by parallel planning application 24/02804/FPH which is for the extensions and external alterations.

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the proposal is acceptable on heritage grounds regarding its impacts on the significance of the listed building as a designated heritage asset. This is set out in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.3.2 The proposed works are overall considered to be of a small scale, with none of the fabric of the building to be lost considered to be of such significance that this will be harmful. The amendments are also not considered significant compared to the original 2023 consent. Externally and internally, on the basis of the comments from the Conservation Officer, the proposed works are considered sympathetic to and in keeping with the special significance and character of the listed building.
- 4.3.3 It is not considered that the application harms the significance of the designated heritage asset the subject of this application. The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are therefore considered acceptable. The proposal complies with Policies SP13 and HE1 of the Local Plan, and Section 16 of the NPPF.

4.4 **Conclusion**

- 4.4.1 The proposed works are therefore considered to preserve the significance of the listed building as a designated heritage asset.

5.0 **Recommendation**

- 5.1 To **GRANT** listed building consent subject to the following conditions:

1. Joinery details for the following windows:

- i. Ground floor kitchen window on Elevation 4; and
- ii. Double-casements to both dormer windows on the rear wing (Elevations 2 and 4)

together with details of window ironmongery, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision notice.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

2. Within 6 months of the approval of Condition 1, the unauthorised kitchen window and black-framed dormer casements shall be removed and replaced with white-painted casements incorporating the joinery / ironmongery details as approved under Condition 1.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan and to ensure the development is carried out in accordance with details which form the basis of this grant of listed building consent and to address previously unauthorised works.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2025	